

TO LET



Orchard Gate, Greenford, UB6

£2,300.00 PCM

3

2

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Property Description

A well-presented and spacious three-bedroom end of terraced house, located on the quiet and residential Orchard Gate, Greenford, UB6. The ground floor comprises of a large living room / dining room, a separate kitchen and a downstairs shower room. The first floor comprises of two good sized doubles, a modern bathroom with a separate shower and bath, and a single room.

Added benefits include double glazed windows throughout, off-street parking for two cars and a good sized wrap around garden.

The property has excellent transport links with Sadbury Town Station (Piccadilly) a few minutes walk away and Wimbly Central (Lioness, Southern & Bakerloo Line) also a short walk away. The large open spaces of Horsenden Hill & Nature Reserve are around the corner.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Material Information

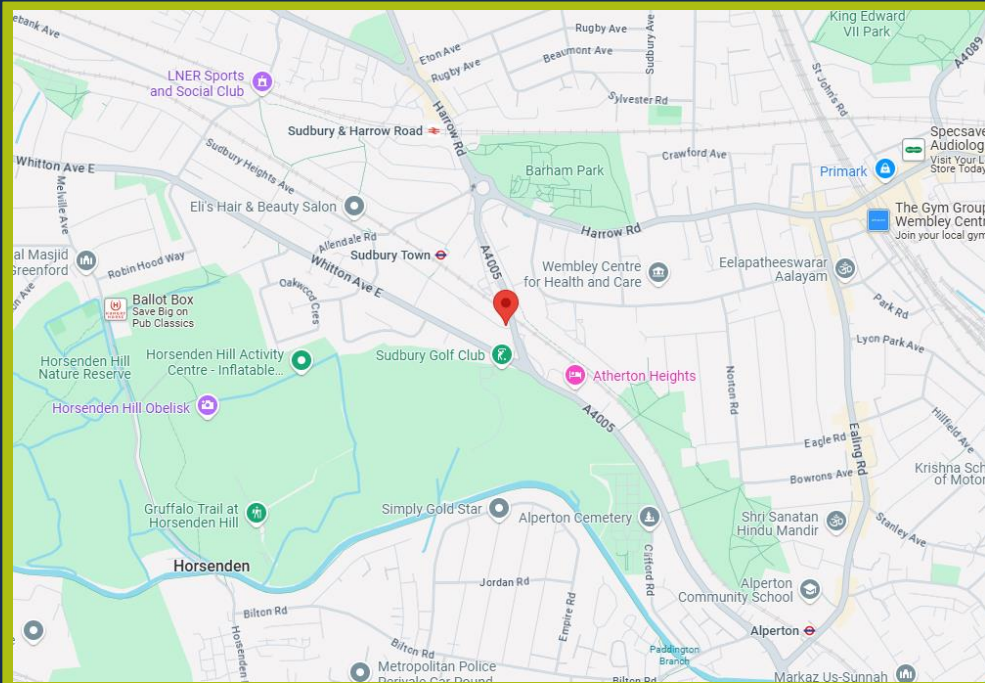
Date Available – 25/05/2025

Holding deposit amount – £530

Security Deposit amount (Five weeks rent) – £2,653.00

Council Tax Band – E

Local Authority – Ealing Council



Property Type

House (End of Terrace)



Construction Type

Brick



Parking

Drive



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Mains



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

Has the property been flooded in the past five years: **NO**

Level of Risk: **None**



Proposed Development in Immediate Locality?

None



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Approximate total area[†]

849.07 ft²
78.88 m²

Reduced headroom

3.72 ft²
0.35 m²

(†) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		96
81-91 B	83	
69-80 C		
55-68 D		
39-54 E		
21-38 F		

Balham
45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham
432/434 Streatham High Road
London, SW16 3PX
☎ 020 8679 9889



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